

PP

APPROVAL RECORD

# Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

**District Town and Country Planning Office**



**Tirunelveli District/Tirunelveli Local Planning Authority**

**Proceedings of Joint Director/Member Secretary**

**: Thiru.P.RANGANATHAN,B.E.,M.Tech.,(IITD),AITP.**

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**Online Application No: : SWP/BPA/0044354/2023, Date:12.07.2024.**

Sir,

**SUBJECT :** Revised Planning Permission – **High Rise Building** – District Town and Country Planning Office - Tirunelveli District – Tirunelveli City Municipal Corporation - Palayamkottai Village, Kulavanigarpuram Village - R.S.No: 499/1A part, Perumalpuram Detailed Development Plan No:1, Melapalayam Ward, New T.S.NO:13/2, 13/4, T.S.Ward:BM, Block:7, (Old T.S.NO:13/1A1A) with a total site area of 3126.00 Sq.m (As per patta) - Total FSI Area - 8454.64 Sq.m - has been already approved – Now additional site area 2028.00sqm has been added with already approved site in Kulavanigarpuram Village, T.S.No.13/8 and 13/9 (old R.S.No.499/1Apt,1Bpt,1Cpt) – Total Site Area 5154.00sqm – Revision and Proposed additional Total FSI Area - 8780.34 Sq.m - Technical concurrence issued by Directorate of Town and Country Planning - Revised Planning Permission issued - forwarded for further action - Reg.

**REFERENCE:**

1. Applicant M/s.Aravind Krishna Hospital Private Limited application, dated.18.09.2019.
2. Technical concurrence issued by Director of Town and country Planning Proceedings Roc No.24037/2019/Spl.cell Dated:23.03.2020.(Technical concurrence No:102/2020).
3. Planning Permission issued by Joint Director / Member Secretary, Tirunelveli LPA / District Town and country Planning office Proceedings ROC No.2440/2020/TVLD-3, Dated:10.03.2021 (Approval No:21/2021).

4. Commisioner, Tirunelveli City Municipal Corporation Proceeding Building Permission order No. 146/BL/2021/00707, dated.26.04.2021.
5. Applicant M/s.Aravind Krishna Hospital Private Limited Online Application No. SWP/BPA/0044354/2023, Dated: 22.10.2023.
6. Technical Concurrence issued by the Director of Town and Country Planning, Chennai through online vide Roc.No:SWP/BPA/0044354/2023, dated.01.07.2024.
7. HRB Meeting held on 12.01.2024, Subject No.08.
8. G.O.No.86, Housing and Urban Development Department, dated: 28.03.2012.
9. G.O.No.85, Housing and Urban Development Department, dated: 16.05.2017.
- 10.G.O.No.01, Housing and Urban Development Department, dated: 05.01.2021.
- 11.G.O.No.18, Municipal Administration and Water Supply Department, dated:04.02.2019.
- 12.G.O.No.16, Municipal Administration and Water Supply Department, dated: 31.01.2020.
- 13.G.O.No.54, Housing and Urban Development Department, dated:12.03.2020.
- 14.Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, dated: 16.04.2009.
- 15.Director of Town and Country Planning, Chennai circular Letter Roc.No. 21075/2009/BA1, Dated: 27.06.2012.
- 16.Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 17.Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
- 18.Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.

- 19.DGP/Director, Tamil Nadu Fire & Rescue Services Department, Fire Noc R.Dis.No.12398/C1/2019, Dated 03.12.2019.(PP Noc No.157/2019).
- 20.DGP/Director, Tamil Nadu Fire & Rescue Services Department, (Amendment in PP Noc No.157/2019) K.Dis.No.021/C1/2024, dated 31.01.2024.
- 21.Superintending Engineer, PWD, Planning and Design Circle, Chepauk letter No. SE-P&D/2023, Dated: 13.02.2024.
- 22.The Professor, Anna University Structural Engineer Division, Chennai structural stability certificate letter dated 19.06.2024.
- 23.G.O.138, Housing and Urban Development Department, dated.04.06.2004.
- 24.Demand payment request letter, dated. 04.07.2024.
- 25.Applicant M/s.Aravind Krishna Hospital Private Limited charges/fees remittance letter dated.04.07.2024.
- 26.This office letter Roc.No.3092/2024TVLD3, OSR Charges remittance letter dated.04.07.2024.
- 27.Applicant M/s.Aravind Krishna Hospital Private Limited OSR charges paid, dated.04.07.2024.
- 28.Tirunelveli Local Planning Authority Resolution No. 13, dated.16.02.2024.
- 29.Applicant M/s.Aravind Krishna Hospital Private Limited letter dated.08.04.2024.

**ORDER:**

With reference to the 1<sup>st</sup> cited letter, the applicant M/s.Aravind Krishna Hospital Private Limited has requested for the approval for revision and additional construction of Hospital building in addition to the Planning permission has already been issued in the reference 4th cited for an FSI area of 8454.64 Sq.m. in a site area of 3126.00Sq.m. at Tirunelveli District / LPA / Corporation, Kulavanigarapuram Village, R.S.No:499/1Apt, Perumalpuram DD Plan No:1, Melapalayam Ward, New T.S.NO:13/2,13/4, T.S.Ward: BM, Block:7, (Old T.S.NO:13/1A1A).

Now an additional site area 2028.00sq.m. has been added to the already approved site in Kulavanigarpuram Village, T.S.No.13/8 and 13/9(old R.S.No. 499/1Apt, 1Bpt, 1Cpt) total site area is 5154.00sq.m. with a Revision and additional FSI Area put together is 8780.34Sq.m.

The above HRB Hospital Building proposal was placed in High Rise Building Panel meeting held on 12.01.2024. The subject was discussed and suggestions of High Rise Building panel were obtained.

The Technical Concurrence for the above said Hospital building proposal has been issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act 1971 vide 6<sup>th</sup> cited reference and the boundary of the site has been marked as “1 to 12” and numbered as ***B.P/DTCP No:289/2024.***

With reference to the 28<sup>st</sup> cited, Tirunelveli Local Planning Authority Resolution No.13, states as follows,

“நீர்வழிப்பாதைக்கு BOX வடிவ culvert அமைத்த பின்பு நகர் ஊரமைப்பு இயக்குநர், சென்னை அவர்களின் ஒப்புதல் பெறப்பட்ட பின்னர் எதிர்வரும் கூட்டத்தில் பொருள் வைத்து திட்ட அனுமதி வழங்கலாம்” - எனத் தீர்மானிக்கப்பட்டது.

The construction of BOX shaped culvert has been completed in front of the applicant's site and the technical clearance is issued as above and on receipt of the requisite charges vide Reference No:24<sup>th</sup> and 26<sup>th</sup> cited above, the Revised Planning Permission is issued for the above proposed site and Hospital building is numbered as **P.P/B.P/TLPA No:SWP/72/2024.**

The area statement for the proposed High Rise Hospital building is as below.

Area of Site – **5154.00Sq.m.**

Proposed Building – **Revision and additional High Rise Hospital building**

**Building area details:**

| <b>Floor Details</b>                              | <b>FSI Area in Sq.m.</b> | <b>Non FSI Area in Sq.m.</b> | <b>Total Builtup area Area in Sq.m.</b> |
|---------------------------------------------------|--------------------------|------------------------------|-----------------------------------------|
| <b>Hospital Building – HRB (Revised approval)</b> |                          |                              |                                         |
| <b>Basement Floor - 1</b>                         | <b>702.58</b>            | <b>-</b>                     | <b>702.58</b>                           |
| <b>Basement Floor - 2</b>                         | <b>881.85</b>            | <b>-</b>                     | <b>881.85</b>                           |
| <b>Ground Floor</b>                               | <b>881.85</b>            | <b>-</b>                     | <b>881.85</b>                           |
| <b>First Floor</b>                                | <b>876.90</b>            | <b>-</b>                     | <b>876.90</b>                           |
| <b>Second Floor</b>                               | <b>876.90</b>            | <b>-</b>                     | <b>876.90</b>                           |
| <b>Third Floor</b>                                | <b>876.90</b>            | <b>-</b>                     | <b>876.90</b>                           |
| <b>Fourth Floor</b>                               | <b>876.90</b>            | <b>-</b>                     | <b>876.90</b>                           |
| <b>Fifth Floor</b>                                | <b>876.90</b>            | <b>-</b>                     | <b>876.90</b>                           |
| <b>Sixth Floor</b>                                | <b>876.90</b>            | <b>-</b>                     | <b>876.90</b>                           |
| <b>Seventh Floor</b>                              | <b>876.90</b>            | <b>-</b>                     | <b>876.90</b>                           |
| <b>Head Room</b>                                  | <b>-</b>                 | <b>64.06</b>                 | <b>64.06</b>                            |
| <b>Sub Total</b>                                  | <b>8604.58</b>           | <b>64.06</b>                 | <b>8668.64</b>                          |
| <b>Service Block - NHRB (Proposed)</b>            |                          |                              |                                         |
| <b>Ground Floor</b>                               | <b>87.88</b>             | <b>-</b>                     | <b>87.88</b>                            |
| <b>First Floor</b>                                | <b>87.88</b>             | <b>-</b>                     | <b>87.88</b>                            |
| <b>Sub Total</b>                                  | <b>175.76</b>            | <b>-</b>                     | <b>175.76</b>                           |
| <b>STP(Below ground)</b>                          | <b>-</b>                 | <b>461.16</b>                | <b>461.16</b>                           |
| <b>Guard Room</b>                                 | <b>-</b>                 | <b>6.25</b>                  | <b>6.25</b>                             |
| <b>Total</b>                                      | <b>8780.34</b>           | <b>531.47</b>                | <b>9311.81</b>                          |

**Total Revision and additional area = 8780.34Sq.m.**

**FSI Achieved = 1.70**

**As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:**

The Permission granted by the competent authority shall not mean responsibility or Clearance of the Following aspects,

- (a) Title or Ownership of the site or Building
- (b) Easement Rights.
- (c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Registered Engineer and Structural Engineer on Record as the case may be, shall be responsible for defects in the design.
- (d) Workmanship, Soundness of Structure and Materials used.
- (e) Quality of Buildings Services and amenities the construction of Building.
- (f) Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

The Revised Planning Permission is hereby issued with the following Special and General Conditions:

**SPECIAL CONDITIONS:**

1. Conditions stipulated in the NOC cited in the reference 19 and 20 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2. As per the HRB meeting minutes and PWD letter cited in the 21th reference, Structural stability certificate is obtained from Anna University, Structural Engineering Division, Chennai must be fulfilled scrupulously.
3. OSR Area is calculated and OSR charges has been collected and the amount of Rs.35,78,000/- is remitted in the government account on 04.07.2024 as per the TNCD & BR 2019 Rule 41 (1) (b).
4. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for High Rise Hospital Buildings shall be followed.
5. Set back area should be free of any obstruction, such as fountains, statues, flower pots, decorative idols, ramps etc., to facilitate movement of vehicle and people during emergency.

6. Minimum of two large ‘louvered windows’ (with adequate safety provision) shall be provided in each floor for easy evacuation of persons, wherever the building is fully glazed.
7. Fire Lifts with alternate power supply outside the building shall be provided.
8. Fire fighting training shall be given for selected employees in each hospital. The Hospital Authorities shall approach the Directorate of Fire & Rescue Service Department (DF&RS) for imparting such training.
9. Regular mock drills shall be conducted once in every six months with the help of DF&RS to ensure effective functioning of all safe guards built for fire and life safety.
10. All Government / Private hospitals shall display in suitable places, within the premises, declaration enlisting the safety measures and escape routes provided in the hospital. This declaration should be displayed on a board in Tamil and English.
11. If any court case/dispute is pending with reference to this proposal, the Technical concurrence would be treated as Invalid.
12. It is only the responsibility of the builders to ensure the stability of the Building.
13. As per Rule No.9 (1) (f) of Tamil Nadu Combined Development and Building Rules 2019, Before the Commencement of the Building work at site for which building permission has been granted, the owner shall within the validity period of Building Permission give notice to the authority, of his intention to start the work at the building site in Form: 2 in Annexure –XIV. And also when the building construction reaches the Basement Level, Progress Certificate Form -3 should be submitted as per rule no.9 (2) (b).
14. According to G.O No 18 Municipal Administration and Water Supply Department, Dated.04.02.2019, Construction Continuation Certificate

should be obtained from this office for the Planning Permission approved building at the time of Plinth Level itself. After Completion of the building works at site, the Completion Certificate is to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections.

15. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
16. Conditions stipulated in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
17. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/ developer and also the Architects/ Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
18. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
19. According to the Circular No. 12544/14/CB dated:04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If Any person wishes to purchase the property must individually ascertain the ownership of the property to the applicant. Also, if anyone arises/ dispute or individual rights of the said property, they can settle it

before the appropriate Competent Court. The Directorate of Town and Country Planning Department is not the suitable organization to decide this.

20.The provisions in the G.O (MS) No.17, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016 relating to installation and use of Solar Energy System should be followed.

21.If any court case/dispute is pending with reference to this proposal, the Technical concurrence would be treated as Invalid.

22. It is only the responsibility of the builders to ensure the stability of the Building.

**GENERAL CONDITIONS:**

1. The Revised Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from 12.07.2024 to 11.07.2032 (8 Years).
2. As per TNCD & BR,2019, Rule 44(1)(a)(ii)(h) & 2 Solar water heating system and solar photo voltaic panel to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
5. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18 Municipal Administration and Water Supply Department, dated:04.02.2019 and G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020.

6. Owner/Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed High Rise Hospital building by his own expenses.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
9. As per G.O.No.341 Municipal Administration and Water Supply Department, dated 03.11.2004, “U” Trap in the septic tank design to be provided.
10. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
11. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
12. After issuing Final Approval, the original copy of the approved plan and the copy of the Proceedings shall be sent to the Owner and the copy of the same should be sent to the Joint Director/Member Secretary, District Town and Country Planning Office/ Tirunelveli Local Planning Authority, Tirunelveli.
13. Building final Approval order should be obtained from The Commissioner, Tirunelveli City Municipal Corporation.
14. If any of the details given in the application for Planning Permission is found to be incorrect, this order will be cancelled and legal action will be taken.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. The Commissioner, Tirunelveli City Municipal Corporation should ascertain whether there are any pending court cases against the proposed site /building before issue of final approval.

## **FEES DETAILS**

### **Charges Paid Details:**

| <b>S. No</b> | <b>Fees Details</b>                  | <b>Amount</b>                   |
|--------------|--------------------------------------|---------------------------------|
| 1.           | Scrutiny Fees                        | Rs.25,432/-dated.22.10.2023.    |
| 2.           | Centage Charge for Land              | Rs.1,200/-dated.04.07.2024.     |
| 3.           | Centage Charge for Building          | Rs.58,000/-dated. 04.07.2024.   |
| 4.           | Display Board Charges                | Rs.10,000/-dated. 04.07.2024.   |
| 5.           | Infrastructure and Amenities Charges | Rs.1,24,175/-dated. 04.07.2024. |
| 6.           | Security Deposit                     | Rs.61,088/-dated. 04.07.2024.   |
| 7.           | Shelter Charges                      | Rs.1,99,592/-dated. 04.07.2024. |
| 8.           | Development Charges for Land         | Rs.20,616/-dated. 04.07.2024.   |
| 9.           | Development Charges for Building     | Rs.93,120/-dated. 04.07.2024.   |
| 10.          | CC Charges                           | Rs.6,776/-dated. 04.07.2024.    |
| 11.          | OSR Charges                          | Rs.35,78,000/-dated.04.07.2024. |

Member Secretary/Joint Director,  
Tirunelveli Local planning Authority/  
District Town and Country Planning Office,  
Tirunelveli.

**To**

The Commissioner,  
Tirunelveli City Municipal Corporation,  
Tirunelveli District.

**Copy To:**

The Director,  
M/s.Aravind Krishna Hospital Pvt. Ltd,  
377 , Sattur Main Road ,  
Sattur ,  
Virudhunager - 627 754 .

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

## LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



## Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



## Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



## One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



## PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



## Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



## Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



## Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

## Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

## Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

## Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool  
/tools



Services we run  
for you  
/services



The LandLens  
suite  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

---

Completion and occupancy certificates, regularisation

---

Escrow, negotiation and NRI property management

---

Land survey, soil testing, architecture and construction

---

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

